

## **QPCA Community Property and Recreational Area Rules and Regulations**

### **Article 11, Sections 1 through 4 (abbreviated)**

***PLEASE KEEP THIS FOR YOUR RECORDS. The information on Article 11 below is abbreviated for spatial reasons and does not contain all the rules and regulations.***

#### **Section 1 - Purpose**

In promoting the general welfare and safety of residents, the following rules and regulations are implemented for all Queen's Park residents and their guests while using QPCA community property and recreational areas.

#### **Section 2 – Definitions**

- A. The "QPCA" means the Queen's Park Community Association, Inc.
- B. "Queen's Park" refers to all homes designated in subdivision 676, district 03, in the Maryland Dept. of Assessments and Taxation records as Queen's Park, and Cambridge Crossing at Queen's Park.
- C. "Community property" and "QPCA property" refers to all property owned by Queen's Park Community Association, Inc.
- D. "Resident" or "Residents" refers to all persons who reside in a home designated as part of the Queen's Park community, and includes the titled property owner(s).

#### **Section 3 – Rules And Regulations**

- A. Community property hours are sunrise to sunset.
- B. No trespassing. Community property is private property of the QPCA for use by residents & their guests of Queen's Park only.
- C. No dumping.
- D. No motorized vehicles of any kind (except handicapped vehicles) are allowed – Persons found operating, storing, or abandoning a motorized vehicle are subject to fines and penalties as stated under all applicable county, state, & federal laws, plus reimbursement to QPCA for all costs associated with damages to QPCA property and removal of vehicle.
- E. No fireworks, explosives, or sparklers of any kind are allowed.
- F. No fires, burning of leaf/debris, grills, or any cooking equipment are allowed.
- G. No firearms, weapons, or ammunition of any type are allowed, even when a permit to use or carry a weapon has been granted, except for law enforcement officers.
- H. No alcohol, alcoholic beverages, or glass containers are allowed.
- I. Animal waste must be removed immediately from community property.
- J. Play at your own risk-all children under 16 must be accompanied and supervised by an adult at all times while on community property.
- K. No drainage of any type via pipes or any other drainage materials from a homeowner lot is allowed onto community property. Swimming pool water cannot be disposed of on community property.
- L. The QPCA reserves the right to trim any hedges, trees, bushes or any other growth that extends into QPCA property. Written permission by two QPCA Board members is needed for anyone to maintain, add, change, or remove any plant life and landscape materials on community property.
- M. Storage of any property including but not limited to vehicles, boats, trailers, RV's, sports equipment, building materials, etc. is not allowed on community property and will be subject to a fine under all applicable county, state, and federal laws, plus reimbursement to the QPCA for costs to remove and dispose of property.
- N. Walkway areas of community property must be kept open and accessible at all times. Vehicles and other property that is blocking or otherwise found on community property is subject to a fine as stated under all applicable county, state, & federal laws, plus reimbursement to QPCA for costs associated with damages to QPCA property.
- O. The permanent or temporary installation of any sporting or recreational equipment is prohibited, including but not limited to tables, canopies, pools, tents, horse shoe pits, all basketball hoop and equipment, sporting nets and poles, and field chalk or other materials designed to outline a play area.
- P. Residents of Queen's Park assume all liability and responsibility for their guests at all times. Residents must supervise their guests at all times, and are responsible for informing all occupants of the home and all guests of the rules and regulations set forth herein.
- Q. Towing and Removal of Vehicles-The QPCA will adhere to applicable laws concerning towing regulations. Further notification may be required under law.

#### **Section 4 – Uses Of Community Property**

- A. The community property is to be used by the residents of Queen's Park for normal play, walking, and bicycling.
- B. Residents do not have the authority to grant permission to use the community property for any reason to any person or party that is not a resident of Queen's Park.
- C. Residents cannot designate a portion of the community property to use for their exclusive use.
- D. Special permission to use community property for any event, function, activity, gathering, or any other use besides normal play must BE SUBMITTED TO THE QPCA AND APPROVED IN WRITING BY THE QPCA BOARD.  
PLEASE CONTACT THE BOARD TO REVIEW FURTHER RULES AND REGULATIONS CONCERNING SPECIAL PERMISSION.

End-Sections 1-4 (abbreviated)